

DISTRICT STANDARDS/USES	ZONING DISTRICTS												
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	Voluntary Open Lands	Agricultural	Agricultural-Residential	Rural Residential 1	Rural Residential 2	Low Density Residential	Medium Density Residential	Medium-High Density Residential	High Density Residential	Neighborhood Commercial	Commercial	Industrial	Institutions
	(V-OL)	(AG-R 1)	(AG-R 2)	(RR-1)	(RR-2)	(R-1)	(R-2)	(R-3)	(R-4)	(NC)	(C)	(I)	(INS)
Space and Bulk Requirements													
Maximum density	1 unit/160 acres	1 unit/80 acres	1 unit/40 acres	1 unit/10 acres	1unit/5 acres	1 unit/1 acre	2 units/1 acre	5 units/1 acre	20 units/1 acre	none	none	none	none
Minimum lot size	none	1 acre	1 acre	0.5 acre	0.5 acre	10,000 sq. ft	10,000 sq. ft.	4,000 sq. ft.	None	none	none	none	none
Maximum lot coverage	none	none	none	none	none	none	none	50%	50%	75%	none	none	45%
Minimum yard setbacks (ft)													
Front	25*	25*	25	25	25	25	25	10	10	15	20	50	25
Side	15*	15*	15*	15	15	15	15*	5*	0	0-10*	0-10*	25	10
Rear	25*	25*	25*	25*	25*	25	25	10	10	0-15*	0	20	25
Maximum structure height (ft)	none	none	none	35	35	35	35	35	45	45	45	none	45*
Uses													
Accessory buildings and uses	P	P	P	P	P	P	P	P	P	P	P	P	P
Agricultural uses	P	P	P								P	P	
Agricultural uses, limited				P	C	C							
Airports and landing fields													P
Amusement centers, entertainment facilities and recreational facilities in enclosed buildings											P	P	
Auction sales												P	
Bars											P	P	
Bed and breakfast establishments	P	P	P	P	C	C	C	C	C	P	P		
Building and storage yards												P	
Bulk storage of flammable liquids or gases or other hazardous materials												C*	
Casinos											P	P	
Cement, concrete and paving products, including mixing plants												P	
Cemetaries, crematories, and mausoleums													P
Commercial agricultural processing and storage facilities	C*	C*	C*									P	

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Commercial kennels	C*	C*	C*	C*							P	P	
Community residential facilities (8 or fewer)	P	P	P	P	P	P	C	C	P	P	P		
Community residential facilities (9 or more)	C	C	C	C	C	C	C	C	P	P	P		
Daycare homes serving 12 or fewer	P	P	P	P	P	P	P	P	P	P	P		
Daycare centers serving 13 or more	C	C	C	C	C	C	P	P	P	P	P		
Dwellings, multi-family								C	P	C	P		
Dwellings, single-family	P	P	P	P	P	P	P	P	P	P	P		
Dwellings, two-family						P	C	P	P	P	P		
Fabrication or assembly of products from prestructured materials or compounds												P	
Farm machinery and heavy equipment repair and sales												P	
Feed lot												P	
Feed stores and associated feed storage facilities	C	C	C							P	P	P	
Fraternal clubs											P		
Freight terminals, truck and rail												P	
Golf courses, playfields, tennis courts, and other recreational facilities for games or sports	C	C	C	C	C	C							P
Governmental offices and administrative buildings													P
Gravel pit, quarry, sand pit, top soil stripping (See 76-2-209)	C	C	C							C	C	C	C
Guest ranches	P	P	P										
Health care facilities										C	P		P
Home occupations	P	P	P	P	P	P	P	P	P	P	P		
Hotels/motels											P	P	
Ice plants and storage												P	

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Junk yard												C	
Industrial laboratories												P	
Intensive agricultural operations												P	
Large scale industries												P	
Machine shops												P	
Manufactured home parks							C	C	C	C	C		
Manufactured homes, Class A	P	P	P	P	P	P	P	P	P	P	P		
Manufactured homes, Class B													
Manufactured homes, Class C													
Manufacturing and processing facilities												P	
Meat packing, processing, rendering plants												C*	
Meeting halls											P	P	
Microbreweries		C	C								P	P	
Military installations													P
Mini warehouse										C	C	P	
Modular homes	P	P	P	P	P	P	P	P	P	P	P		
Neighborhood retail and services facilities										P	P	P	
Nightclubs											P	P	
Onsite real estate sales office								P	P	P	P		
Open land owned by public agencies/government													P
Outdoor entertainment													
Outdoor recreational activities, non-developed	C	C	C										C
Parking, public										P	P	P	P
Parks	P	P	P	P	P	P	P	P	P	P	P	P	P
Personal services establishments									C	P			
Pharmeceutical products manufacture												P	

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Printing and publishing establishments											P	P	
Private physicians offices and clinics in the immediate vicinity of a public health care facility													P
Professional or governmental offices									C	P	P	P	
Public and non-profit exhibits, libraries, museums, and art galleries										P	P		P
Public and quasi public buildings and uses			C	C	C	C	C	C	C	C	P		P
Railroads and all associated uses												P	
Recreational vehicle parks	C	C	C	C	C	C					C*		
Research laboratories, experimental and testing												P	
Residential use accessory to a primary use												P	
Restaurants											P	P	
Retail establishments and services											P/C*	P	
Retail lumber yards												P	
Riding arenas and animal training facilities	C	C	C										
Rocks, sand and gravel processing and distribution												P	
Sanitary landfills, solid waste transfer stations, and recycling centers												C	
Seasonal commercial use	C	C	C							P	P	P	
Shopping center											C	C	
Stables, public	C	C	C										
Storage yards and warehouses												P	

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Temporary use of open land for meetings, circuses and carnivals	C	C	C								P	P	
Townhouses							C*	C*	P	P*/C	P		
Utility installations, major										C	C	P	C
Utility installations, minor	P	P	P	P	P	P	P	P	P	P	P	P	P
Vehicle fuel sales										P	P	P	
Vehicle repair											P	P	
Vehicle sales and rental											P	P	
Vehicle services										P	P	P	
Vehicle wrecking, scrap, salvage yards												C*	
Veterinary services	C	C	C								P	P	
Warehousing												P	
Welding, sheet metal shops, steel products fabrication												P	
Wineries		C	C								P	P	
Woodworking and cabinet shops											C	P	